



Office of the Kingston Planning Board
Kingston Town House
26 Evergreen Street
Kingston, Massachusetts 02364

Meeting Minutes of August 21, 2023
Approved 11/27/2023

Members:

Thomas Bouchard, Chair
David Gavigan, Vice Chair
Joanne Cullen, Clerk
Robert Gosselin, Member
Jonathan Barnett, Member
Richard Kenney, Alternate Member

CALL TO ORDER

Chair Tom Bouchard called the meeting to order at 7:03 PM

ROLL CALL

Tom Bouchard: Present
David Gavigan: Present
Joanne Cullen: Present
Jonathan Barnet: Present
Bob Gosselin: Present

Staff Present:

Valerie Massard, Town Planner
Erin Benoit, Assistant Town Planner

Present via Zoom: Paul Sheerin

COMMUNICATIONS

There was no communication.

DISCUSSIONS:

Appointment Claremont Plymouth LLC: ANR Plan- ANR Plan - Off Route 80. (Map 104 Lot 6) behind Colony Place on the Town line. Land is being divided into 2 lots to be conveyed to abutters in Plymouth. The parcels are also owned by Claremont Plymouth LLC. Walter Sullivan, the lawyer representing Claremont explained the ANR and the intentions of drawing access to the property via Plymouth, through Colony Place. The land in Kingston backs up to Nicks Rock Road in Kingston, which is an unpaved cart path at this location. Plan is endorsed by Plymouth, and they are seeking Kingston's endorsement as well.

Ms. Massard describes the location of the property as off a cart path named Nicks Rock Road, north of Colony Place on the Town Line. This is a land conveyance that more closely resembles a land swap because there is no direct effect on land within Kingston. The land on the cart path is divided and conveyed to Owner's parcels in Plymouth. The development will be constructed from the Plymouth side and will not come through Kingston.

Tom Bouchard noted that previously the slope was not fixed or maintained. Mr. Sullivan agrees to tend to the hill and clean it up. Mr. Sullivan reiterates that the approval to acquire a portion of shown Lot 5A and Lot 5B is only as the Form A states. There will be no access through Kingston.

Tom Bouchard requests that Mr. Sullivan add specific language to say "no access to parcels is proposed on Nicks Rock Road in Kingston."

Mr. Sullivan agrees to add a note to this effect.

Motion to approve the ANR Plan for 164 Wapping Road as presented with the added disclaimer about not providing access via Nicks Rock Road in Kingston.

Motion: Joanne Cullen

Second: Jonathan Barnett

All in Favor

Vote: 5-0-0

Appointment: ANR Plan-164 Wapping Road (Map 51 Lot 38)- Convey Parcel A to abutter;

Ms. Massard explained that the Board has previously reviewed and endorsed two ANR plans at this location, where the size and shape of Parcel A to be conveyed has changed somewhat.

Neither of these previous plans has been recorded. The lot surrendering the parcel is not affected in terms of frontage or lot shape/setbacks and remains conforming; no new building lots are created.

Motion to approve the ANR Plan for 164 Wapping Road as presented.

Motion: Joanne Cullen

Second: Jonathan Barnett

All in Favor

Vote:5-0-0

Appointment Jones River Estates (Captain Jones Landing) Developer: Paul Sheerin- Mr.

Sheerin spoke briefly about their current tasks being performed in their final stages, specifically street trees and most of the sidewalks which are due to be completed this week, including the final topcoat on the roads, which is scheduled for Thursday.

Mr. Sheerin requests that the Town reduce the performance bond from what we currently hold at \$225,000 as the contract is expiring on August 25, 2023. His suggestion is \$25,000 to complete the remainder of the work after paving is complete, based on his estimates.

David Chausse of 10 Barrows Brook Drive asked about the boundary markers on the Rte. 106 end. He asked Mr. Sheerin if he plans to finish putting the bounds markers in. He also asked about mowing common areas and weeding in some locations, which includes the bounds.

Ms. Massard explained that the bond is for the road construction and what is still to be completed as stated in the permit. There are several conditions to be met that the Town and the Developer agree will be completed, as shown on the plans.

Mr. Gosselin asked Mr. Sheerin to clean up the subdivision property before he leaves it to the HOA. Mr. Sheerin agrees but says he has had a difficult time contacting a landscaper to do the work that needs to be done. Mr. Gosselin offered to put him in contact with a few companies that he knows of.

Motion: to reduce the bond to a number to be determined by the Town's engineer plus 40% contingency after the pavement is complete, based on remaining work.

Motion: Joanne Cullen

Second: Jonathan Barnett

All in Favor

Vote 5-0-0

TOWN PLANNER REPORT: Town Planner Valerie Massard briefly discusses possible topics for Fall Town Meeting. Suggests the Planning Board convene for a meeting on October 16th, 2023.

General Housekeeping: Assistant Town Planner Erin Benoit is working with Paul Gallagher to edit and update the General and Zoning Bylaws to be current. Ms. Massard notes that when the current zoning bylaws were re-codified in 2019, the Building Department noticed when some language was not included but that we have found that they weren't included because these older uses were rejected by the Attorney General because they are now exempt. related to exempt uses. For this reason, no housekeeping article is being presented until the Spring Town Meeting, as it would be very small.

Regarding Spring Town Meeting- MBTA Zoning is proving to be a challenge as the State continues to implement conditions that are difficult to accommodate. For MBTA housing it is important that we pick locations that we could reasonably see built on once the sewer and water moratorium are lifted. Kingston, and other towns have asked for guidance for form-based code for MBTA models.

One of the important topics for Spring Town Meeting will be updating the Accessory Dwelling Unit by using grant money or public benefit funds to bring in a consultant. The ADU bylaw has been successful and provides a solution to needed housing; there are some improvements that can be made. A solar bylaw is also being prepared.

MEETING MINUTES

Meeting Minutes July 11, 2022, reviewed.

Motion to approve the minutes of July 11, 2022, as presented.

Motion: Joanne Cullen

Second: Bob Gosselin

All in Favor

Vote: 3-0-2

Mr. Bouchard and Mr. Barnett abstained as they were not present at that meeting.

Meeting Minutes July 25, 2022, reviewed.

Motion to approve the minutes of May 8, 2023, as presented.

Motion: Joanne Cullen

Second: Jonathan Barnett

All in Favor

Vote: 4-0-1

Mr. Bouchard abstained as he was not present at that meeting.

Meeting Minutes August 8, 2022, reviewed.

Motion to approve the minutes of August 8th with one minor change as noted.

Motion: Bob Gosselin

Second: David Gavigan

All in Favor

Vote: 4-0-1

Mr. Barnett abstained as he was not present for that meeting.

Meeting Minutes October 24, 2022, reviewed.

Motion to approve the minutes of October 24th as presented.

Motion: David Gavigan

Second: Bob Gosselin

All in Favor

Vote 4-0-1

Ms. Cullen abstained as she was not present at that meeting.

Meeting Minutes November 14, 2022, reviewed.

Motion to approve the minutes of November 14th as presented.

Motion: Joanne Cullen

Second: Jonathan Barnett

All in Favor

Vote 4-0-1

Mr. Gosselin abstained as he was not present at that meeting.

Meeting Minutes December 5, 2022, reviewed.

Motion: David Gavigan

Second: Jonathan Barnett

All in Favor

Vote 3-0-2

Mr. Bouchard and Ms. Cullen abstained as they were not present at that meeting.

Motion to adjourn.

Motion: David Gavigan

Second: Joanne Cullen

All in Favor

Vote 5-0-0

Meeting adjourned at 8:14 PM

Next Meeting is tentatively scheduled for October 16, 2023

Materials Discussed/Reviewed at this meeting:

- Agenda for August 21, 2023
- ANR Form A and Maps for **Claremont Plymouth LLC**
- ANR Form A and Maps for **164 Wapping Road**
- Meeting Minutes
 - July 11, 2022
 - July 25, 2022
 - August 8, 2022
 - October 24, 2022
 - November 14, 2022
 - December 5, 2022